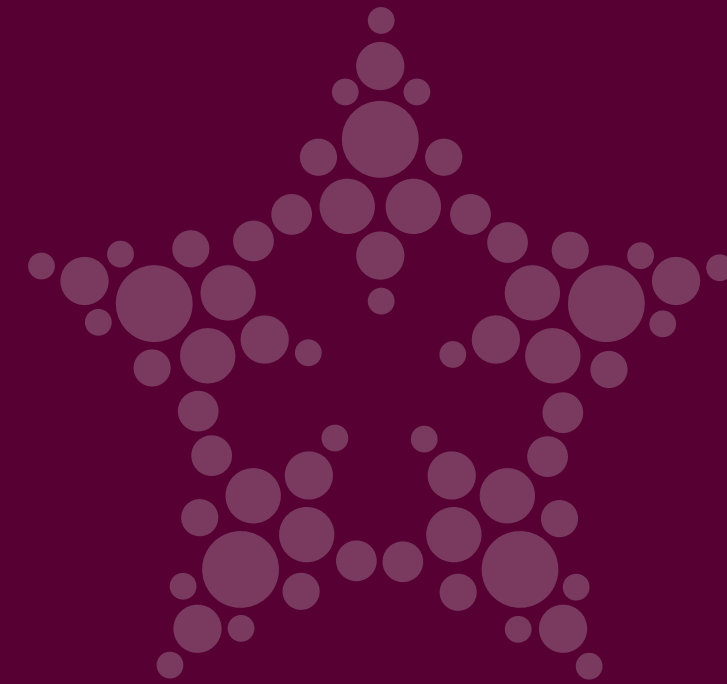




STAR  
BOULEVARD

SIGNATURE RETAIL





**THE EPITOME OF  
ONE IN A MILLION**





**SETTING ITSELF ASIDE  
LIKE NO OTHER**

Embodying the peak of luxury, flamboyance and the highest tier of exclusivity, Star Boulevard Signature Retail F&B/Entertainment Hub truly personifies the ideal environment for today’s modern and forward-thinking crowd. Boasting a contemporary design that befits its overall concept, the Signature Retail F&B/Entertainment Hub is enveloped in a contemporary façade design. Luxuriate in the extravagance that the Signature Retail F&B/Entertainment Hub has to offer, because it will be an experience like no other.

Stunning Façade of Star Boulevard Signature Retail Hub





## WITNESS THE STAR WALK OF FAME

Envision yourself sitting on the sidewalk of Malaysia's very own Star Walk of Fame whilst dining al-fresco under the open skies. Blending in seamlessly with the architecture and atmosphere that the Signature Retail F&B/Entertainment Hub provides, it is virtually impossible to find another place that provides top-notch treatment in every regard like we do. Star Boulevard is the brand new up-and-coming hub for those who indulge in the art of fine living, and appreciates the selection of classy dining hubs and restaurants that will be gracing the building.





Sleek Urbane Drop-Off Area





## AWE-INSPIRING FROM THE VERY FIRST STEP

Showcasing impeccable interior design with intricate yet flawless finishes, the grand lobby of the Signature Retail F&B/Entertainment Hub will incur impactful impressions in guests and visitors. The sleek and polished floors as well as double-volume ceilings welcome visitors into its enclave that exudes luxury from every corner.



Contemporary Lobby





## ENTERTAINMENT AMONGST THE SKIES

Redefining the entertainment pulse of the city, the Star Boulevard Signature Retail F&B/Entertainment Hub will be The It Place to go to for the ultimate entertainment experience. You will want for nothing once you find yourself living it up amidst the sphere of the elite and iconic Twin Towers views right before your very eyes.







## TOP-NOTCH ROYALTY TREATMENT

Brace yourselves for the crème de la crème of the fine dining culture, and feel yourselves sink into the magnificence that is Signature Retail F&B/ Entertainment Hub. Hosting an impressive array of restaurants along with a Michelin star dining enclave, you are guaranteed a splendid journey for your taste buds on a whole other level altogether. Accompanied by immaculate surroundings and ambience that serves to heighten your senses as you dine, this culinary experience will be sure to etch itself into your consciousness.



## BRILLIANTLY LIT HORIZONS

Breathtaking views and stunning horizons lay right before your eyes as you take in the city's skyline. Akin to having the city at your very fingertips, this development is annexed to the majestic KLCC, where the view from the Star Boulevard Signature Retail F&B/Entertainment Hub's Entertainment Deck renders itself the ideal place to kick start your night.

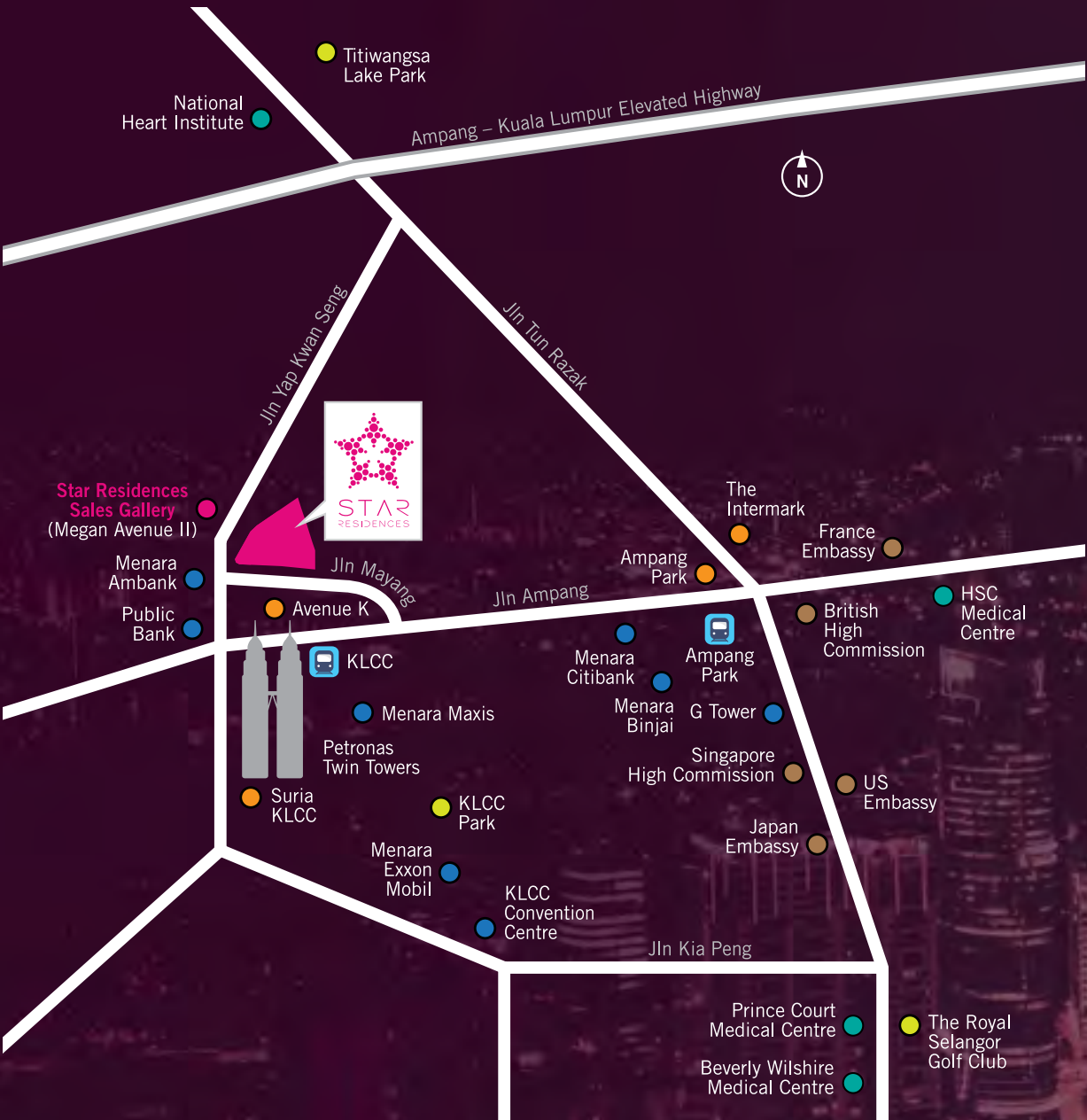
### STAR RESIDENCES I ONE

### SIGNATURE RETAIL





THE STARRY  
PRIME LOCATION



Located strategically at the intersection of Jalan Mayang and Jalan Yap Kwan Seng, Star Boulevard Signature Retail F&B/ Entertainment Hub is merely a stone's throw away from KLCC and Ampang Park LRT stations. Brilliantly situated at a prime address, it is surrounded by entertainment hotspots and amenities that include renowned shopping malls in the heart of Kuala Lumpur as well as financial institutions, glamorous restaurants, convention centers and medical institutions.







Kuala Lumpur International Airport  
(43 mins)



**Interchange Station: (13 mins)**

- KL Sentral
- LRT
- MRT
- Monorail
- KTM
- ERL



**Transport Station:**

- KLCC LRT - 2 mins walk
- KLCC MRT (Planned) - 2 mins walk



**Malls:**

- Avenue K - 3 mins walk
- Suria KLCC & KLCC Park - 5 mins walk
- Pavilion - 20 mins walk
- Lot 10 - 25 mins walk



**Hotels:**

- Mandarin Oriental - 5 mins walk
- Four Seasons - 3 mins walk
- Grand Hyatt - 10 mins walk
- Harrods - 12 mins walk



KUALA LUMPUR CONVENTION CENTRE



**KL Convention Centre (KLCC):**

- 10 mins walk

**Banks / Offices:**

- Menara Ambank - 1 min walk
- Public Bank - 2 mins walk
- Petronas Twin Towers - 5 mins walk
- Menara Maxis - 5 mins walk



# Master Site Plan



## STAR RESIDENCES

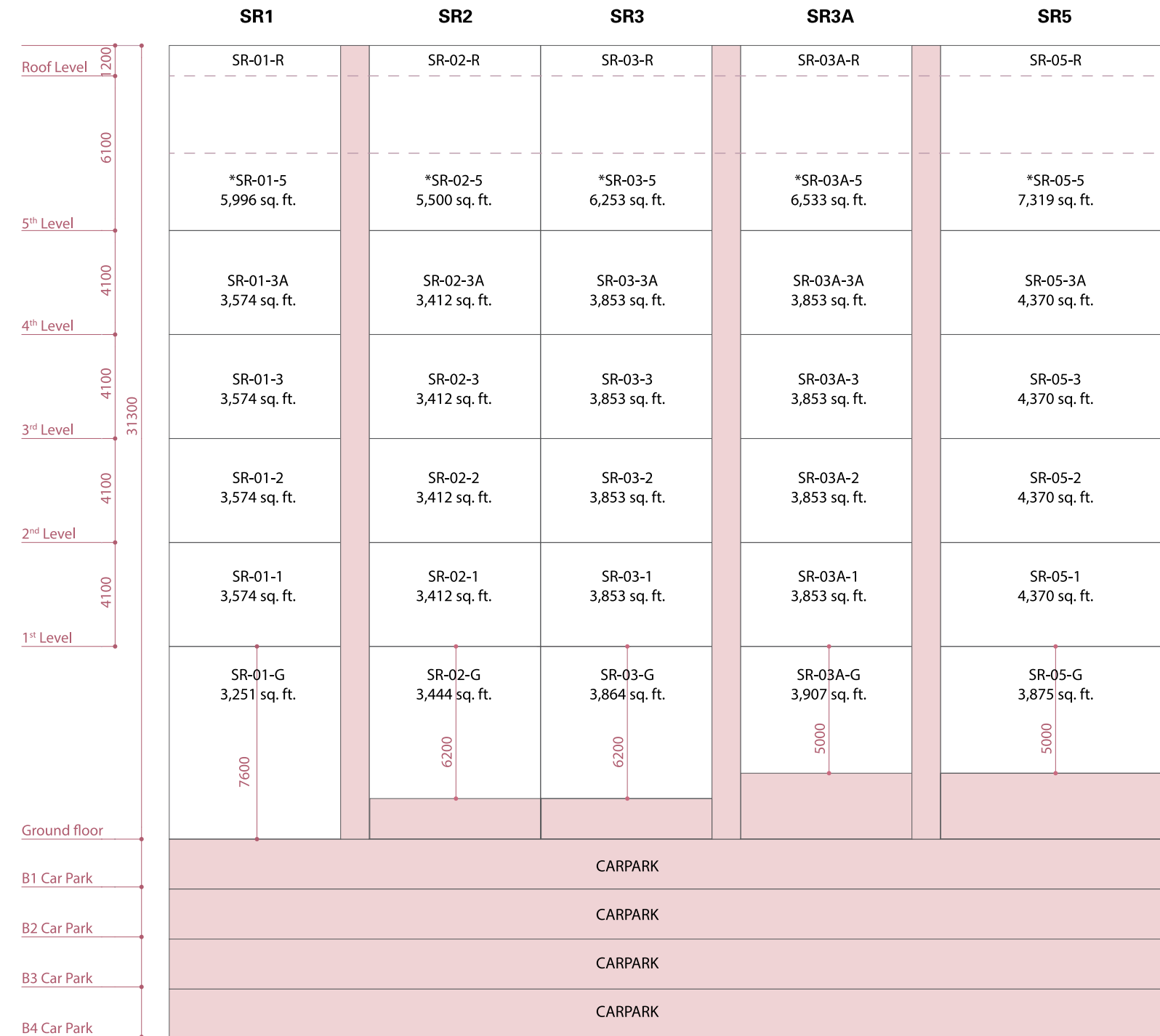
RT1 - Star Residences I One  
RT2 - Star Residences I Two  
RT3 - Star Residences I Three

## STAR BOULEVARD

SR - Signature Retail



## SIGNATURE RETAIL - ELEVATION PLAN



\* 5<sup>th</sup> Level built-up inclusive of roof level.

## ELEGANCE WITH HEIGHT

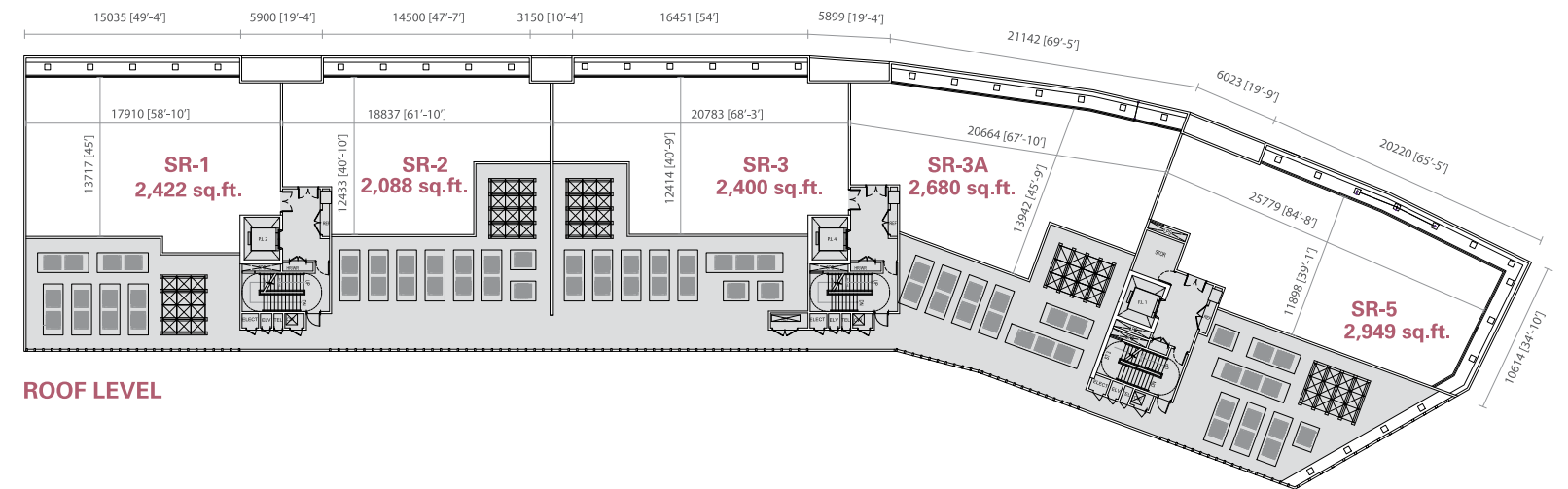
The presence of high ceilings gives a sense of greater space to the unit, lending an air of elegance and class. Adding to that are the benefits that come with high ceilings, including an illusion of a vaster space, and ease of air circulation.

## 800 Commercial Carparks

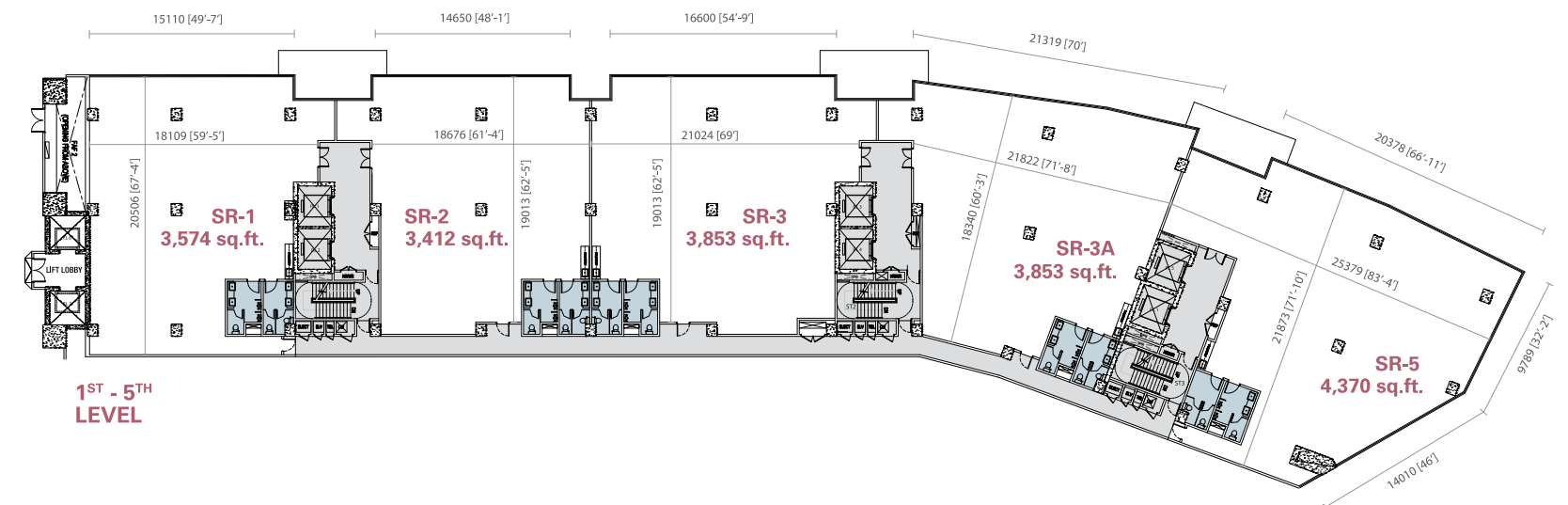
B1 - 200 Carparks

P1-P5 - 600 Carparks

## FLOOR PLAN

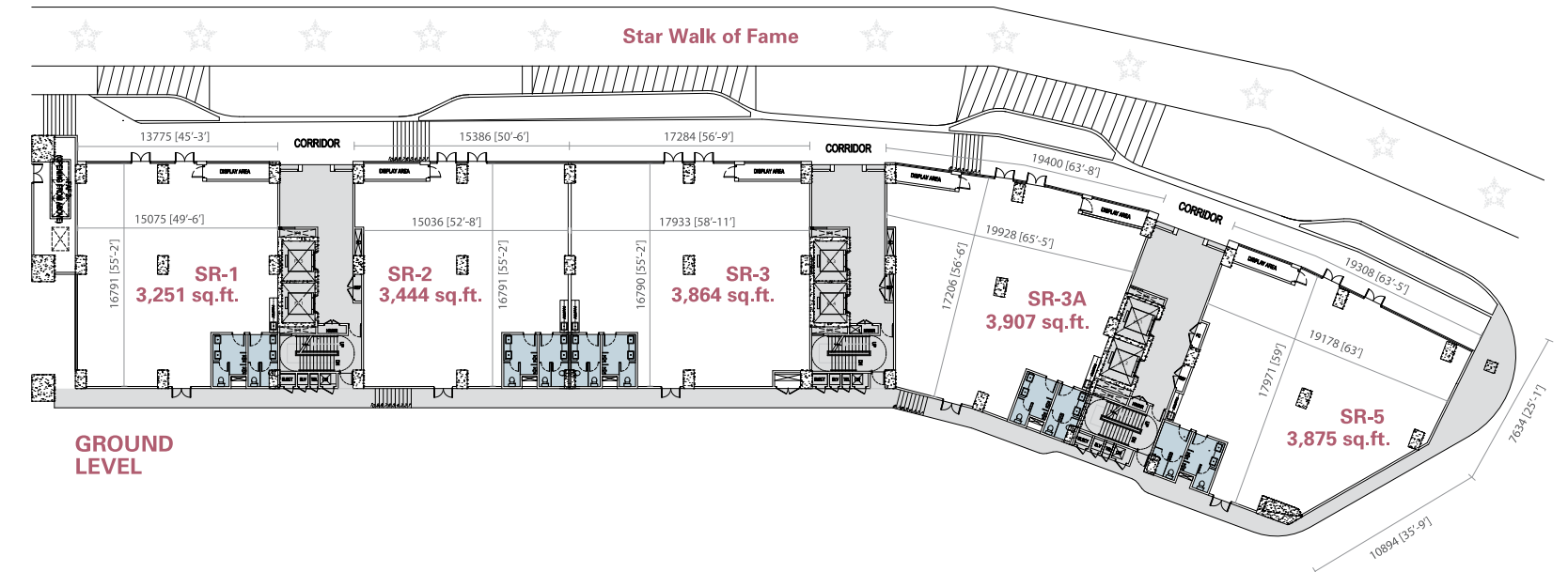


## ROOF LEVEL



1<sup>ST</sup> - 5<sup>TH</sup>  
LEVEL

Jalan Yap Kwan Seng



**GROUND  
LEVEL**





We are backed by two of the most reputable property developers in Malaysia – Symphony Life Berhad and United Malayan Land Berhad (“UMLand”), and a prestigious multinational builder – Samsung C&T.



Listed on Bursa Malaysia, Symphony Life Group is recognised as one of Malaysia’s leading property developers. Its award-winning developments include the exclusive Tijani development in Kenny Hills, 6 Ceylon luxury condominiums in the heart of Kuala Lumpur and Taman Tasik Prima lakeside township. Since its inception, Symphony Life Group has built more than 15,000 residential, commercial, retail and industrial properties throughout Malaysia.



UMLand is known for its integrated township developments in high growth areas across Malaysia. Its township development of Bandar Seri Alam and Taman Seri Austin are strategically located within Iskandar Malaysia, Johor whilst Bandar Seri Putra is situated in Selangor. Its niche development division has developed Seri Bukit Ceylon at Jalan Bukit Ceylon, Suasana Sentral Loft at KL Sentral and Suasana Bangsar in the suburb of Bangsar. The Division is now developing Suasana Bukit Ceylon, an exclusive high-rise serviced residences in the enclave of Bukit Ceylon within KL city centre and Somerset Puteri Harbour, a luxurious boutique serviced residences at the Puteri Harbour waterfront in Nusajaya, Iskandar Malaysia.



SAMSUNG C&T

Samsung C&T is the trusted builder for Star Development. With the world’s most advanced technological expertise and experience in architecture, civil engineering, plant, and housing development, Engineering & Construction Group of Samsung C&T is dedicated to providing customers with the best possible added value. The group has delivered landmark projects around the world including Malaysia’s Petronas Twin Towers and Burj Khalifa in Dubai, the world’s tallest building.

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SPECIFICATIONS

STRUCTURE	Piled foundation Reinforced concrete structure	
ROOFING	Reinforced concrete roof slab	
WALL	Brick wall	
WINDOWS	Powder coated aluminium frame glass panel Glass blocks	
WALL FINISHES	Lift lobby Retail Toilet	Marble Plaster and emulsion paint Homogeneous tiles
FLOOR FINISHES	Lift lobby Retail Toilet Corridor and walkway	Granite / Marble Cement render Homogeneous tiles Granite / homogeneous tiles
CEILING FINISHES	Lift lobby Retail Toilet	Fibrous plaster ceiling Skim coat and paint Fibrous plaster ceiling
DOORS	Glass door Fire rated timber door Plywood timber door	
SANITARY FITTINGS	Sanitary wares with accessories	
FIRE PROTECTION SYSTEM	Fire sprinkler system as required by Jabatan Bomba and Penyelamat Malaysia Portable dry powder fire extinguisher	
ELECTRICAL ESSENTIAL SUPPLY	Power supply Typical Office Floor-200 A/3 Phase per floor  Back-up Support by a common generator set (for lift, essential lighting and fire fighting system)  Electrical / Light Points Electrical supply up to DB Box for Purchaser’s tapping	



